CHAPTER 18

Recreation Vehicles

SECTION:

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9-18-1: PURPOSE:

The purpose of this chapter is to provide, through zoning provisions, for the regulation of recreation vehicles, reasonable accommodation for use as temporary living or sleeping accommodations, to discourage permanent or long-term use of recreational vehicles for living or sleeping accommodations, to provide for short term guest parking of recreational vehicles, and to provide for citation and penalty for violation of this ordinance.

9-18-2: DEFINITIONS:

For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

A. Recreational Vehicles. A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The entities include, but are not limited to, travel trailer, camping trailer, truck camper, fifth wheel trailer and motor home.

B. Recreational Vehicle (RV) Park. An area for the placing of recreational vehicles for the purpose of short-term or long-term living accommodations.

C. Self-Contained Recreational Vehicles. A unit equipped with sanitation facilities and appropriate holding tanks for waste water and septic.

9-18-3: GENERAL PROVISION REGARDING RECREATION VEHICLES:

A. Except as otherwise provided herein, it shall be unlawful to park or place any recreational vehicle actively in use as sleeping or living accommodations within Owyhee County for any period of time, unless said vehicle is located in an RV park. The parking of recreational vehicles for storage purposes on private property that are not actively being used for sleeping or living purposes are not regulated by this ordinance.

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B. Temporary RV permits may be granted within zones A, R, M, C, and I, only when a valid building permit for construction of a dwelling has been issued, or for a major remodel to an existing primary dwelling unit on the property.

9-18-4: EXCEPTIONS AND ADMINISTRATIVE PERMIT:

A. While a permanent dwelling is being constructed, and a valid building permit has been issued, a recreational vehicle may be used as temporary housing. Such use shall require a temporary RV permit subject to a time limit of one hundred eighty (180) days. If the building construction is not complete within this time period and the building permit is extended, a one-time extension for the temporary RV permit may be requested for an additional one hundred eighty (180) days. Within thirty (30) days from the issuance of a certificate of occupancy for the permanent dwelling, the temporary dwelling shall either be removed from the property or no longer be used as a dwelling.

B. For major remodel projects to a primary dwelling unit, a temporary RV permit for a maximum of 180 days may be issued upon filing with the administrator a detailing of work to done and a project timeline. No time extensions will be granted for remodel projects. Such permits for remodel projects shall not be issued more than once every 3 years.

C. Where not otherwise prohibited, recreational vehicles used for sleeping may be parked on private property containing a permanent residence, for a period of no more than seven (7) days total in a twelve (12) month rolling period, when the owner of the RV is visiting the occupant of the residence.

D. Under no circumstances shall septic or sewer connections be made to a recreational vehicle located outside of an RV Park. The dumping of wastes from recreational vehicles on public or private land, except at a designated RV dump, is expressly prohibited.

E. Application for a temporary RV permit shall be filed with the administrator and the applicant shall pay the required fee, as adopted by the board, prior to the issuance of any said permit.

F. An approved temporary RV permit shall expire after 180 days unless a one-time extension of up to 180 days is granted prior to expiration.

9-18-5: VIOLATION AND PENALTIES

A. Violation of the provisions of this ordinance shall be an offense punishable by citation.
B. A first violation of this section shall constitute and infraction, and is punishable by a fine of fifty dollars ($50).
C. A second conviction under this section within three (3) years of the commission of the prior offense for which the person was convicted shall constitute an infraction and be punishable by a fine of two hundred dollars ($200).

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D. A third conviction under this section within three (3) years of the first offense for which the person was convicted shall constitute a misdemeanor and be punishable by a fine not exceeding one thousand dollars ($1,000) and by imprisonment in the county jail not exceeding ninety (90) days.

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